NEW CONSTRUCTION – LARCHMONT, NY

Downtown Central Business District (CBD)

114 Chatsworth Ave, Larchmont, NY 10550

ADMIRAL
REAL ESTATE SERVICES

BRAND NEW 2,300 SF GROUND FLOOR RETAIL/OFFICE

- Larchmont's Newest & Long-Awaited Luxury Rental Building
- Located on Busy Chatsworth Ave; Corner of Palmer Ave
- Direct Walkway to Municipal Lot; Walking Distance to Metro-North
- Gas Service in Building Available for Food Use

FOR LEASE

Call For Rental Information

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

DOWNTOWN LARCHMONT, NY

114 Chatsworth Ave, Larchmont, NY 10550

Retail, Office, Food, Medical Uses Permitted

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REAL ESTATE SERVICES

EXTERIOR PHOTOGRAPH

Viewpoint from Chatsworth Avenue facing west.

CONTACT OWNER'S EXCLUSIVE AGENT: HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com

BROKERS PROTECTED

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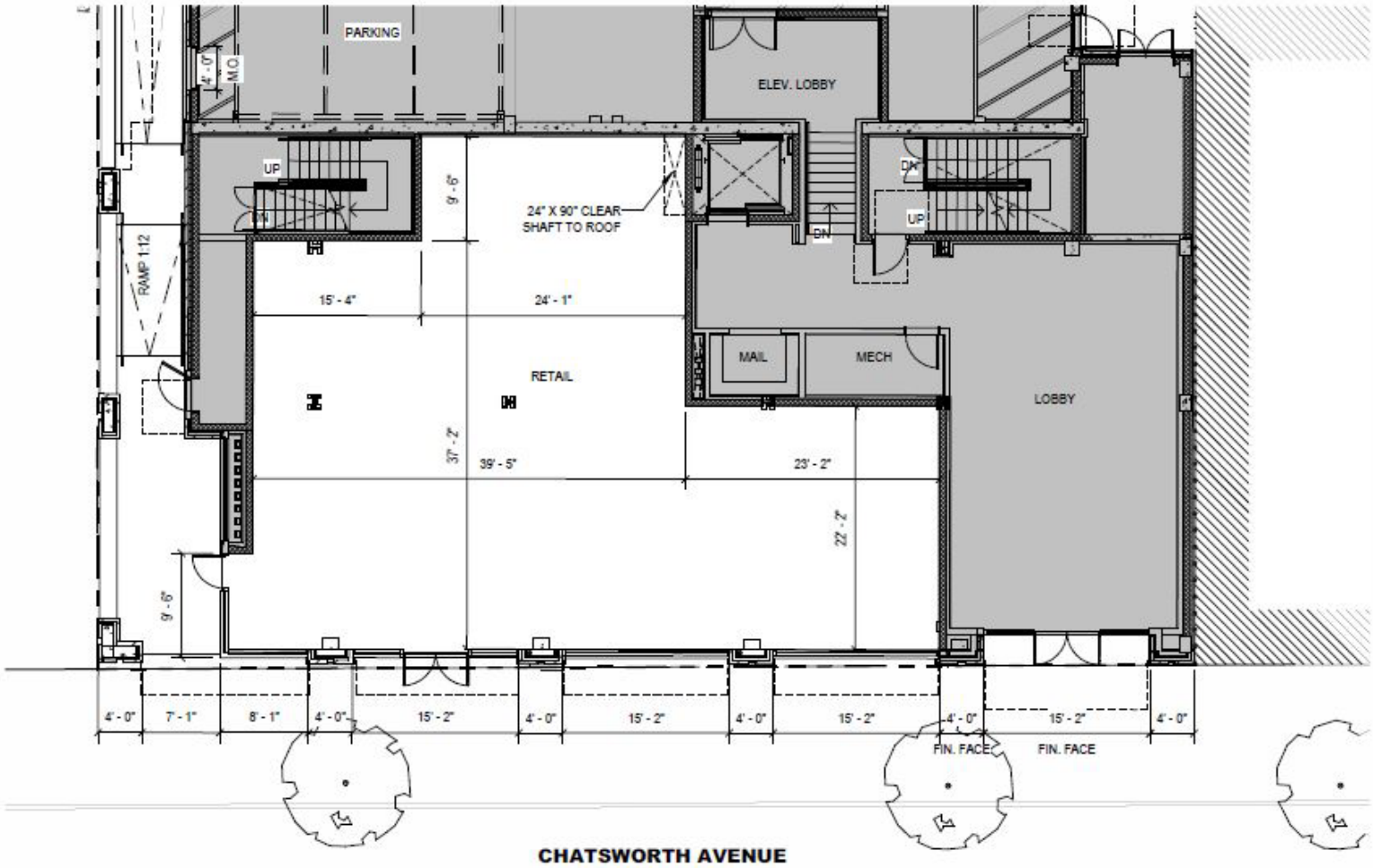
FLOOR PLAN



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DOWNTOWN LARCHMONT
RETAILERS & RESTAURANTS

In a recent article, the New York Times describes Larchmont NY as "an affluent, walkable suburb on Long Island Sound situated about 20 miles from Midtown Manhattan…[which has] seen an influx of buyers…who made their move sooner than intended during the pandemic, drawn by the spacious homes with big yards, waterfront access, good schools and a vibrant downtown. During the 19th century, the village was a popular summer retreat for wealthy Manhattanites. Today, it is one of the wealthiest areas in the country, offering a friendly and sophisticated small-town atmosphere to those who can afford the homes and the property taxes."

A new Larchmont NY resident is quoted: "Life in Larchmont mimics the lifestyle we were used to. We can still walk to get a coffee and go to the shops or the park, but we have much more space and a yard for our children to play in. I love the laid-back, small-town vibe and how much easier it has been to make friends compared with living in Brooklyn…Everyone has gone out of their way to make us feel very welcome.".

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AERIAL – CLOSE UP

DEMOGRAPHICS

By Drive Time	3-Min	5-Min	10-Min
Average HH Income	$208,991	$183,576	$151,638
Median HH Income	$141,650	$116,693	$95,697
Population	13,419	31,947	140,551
Total Households	5,402	12,022	51,218
Retail Potential	$469M	$931M	$3.2B
Disposable Income	$126,453	$113,571	$97,303
Avg Net Worth	$2.2M	$1.8M	$1.4M

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